

612...  
WARRANTY DEED WITH LIEN

FOR AND IN CONSIDERATION of the sum of SEVENTY FIVE THOUSAND AND 00/100 DOLLARS (\$75,000.00), to be paid as hereinafter set forth, we, the undersigned, J.M POWER, JR., HUGUETTE G. BUFORD, LESTA B. RUSSUM, JANINE B. EARNEY, ALISA B. REILLY and MARY B. BRUCHMAN, hereinafter referred to as the Grantors, do hereby convey and warrant unto LARRY STOVALL and FLOYD T. JONES, as tenants in common, hereinafter referred to as the Grantees, the following described property lying and being situated in DeSoto County, Mississippi, being more particularly described as follows, to-wit:

Part of the Town of Walls lots 25 & 26 in Section 33, Township 1, Range 9 West, beginning at intersection of North line of Third Street, as constructed, and West right-of-way of U.S. Highway 61; thence West along South line Lots 26 and 25, said line also being North line said street (40 feet wide) to Southwest corner said lot 25; thence North at an interior angle of 90° 30' along West line said lot 116.5 feet to Southwest corner of the U.S. Post Office lot; thence Easterly along South line said Post Office lot 172.3 feet to Southeast corner, said corner being in West right-of-way of said highway; thence South along right-of-way 105.0 feet to the point of beginning and containing 0.41 acres, more or less.

On the lot are the following items: fire plug and line, flag pole concrete, and electric wire & two poles.

A survey was made of this property on June 28, 1974, by J.E. Lauderdale, Civil Engineer, and a plat thereof is attached hereto, made a part hereof, and is to be recorded with this Deed.

The hereinabove described property is conveyed subject to road rights-of-way, public easements, and zoning, subdivision, and Health Department regulations of DeSoto County, Mississippi.

This is the same property conveyed to J.M. Power, Jr., and Albert M. Buford by Joseph W. Sanders by Warranty Deed on July 3, 1974.

This conveyance is made subject to all applicable building restrictions, restrictive covenants and easements of record.

AS AFORESAID, the total purchase price of said real property is SEVENTY FIVE THOUSAND AND 00/100 DOLLARS (\$75,000.00). This sum is paid and to be paid as follows: the sum of \$1,000.00, cash on closing; and the balance of \$74,000.00, to be paid, as follows, \$5,000.00, together with interest thereon from and after the 7th day of May, 1989, at the rate of twelve (12%) per centum per annum, as follows:

\$444.25 on the 7th day of June, 1989, and a like amount on the 7th day of each and every month thereafter to and including the 7th day of May, 1990, being twelve (12) consecutive equal monthly installments of \$444.25, including interest and principal, the first to be and become due and payable June 7th, 1989, and the remaining installments to be paid, one each, on even date of each succeeding calendar month thereafter until said principal and interest are fully paid, which monthly payments shall be first applied to the payment of interest on the balance of the unpaid principal at the rate aforesaid and any amount remaining after the payment of said interest shall be applied to and in reduction of said unpaid part of the principal.

\$69,000.00, together with interest thereon from and after the 7th day of May, 1989, at the rate of twelve (12%) per centum per annum, as follows:

\$828.12 on the 7th day of June, 1989, and a like amount on the 7th day of each and every month thereafter to and including the 7th day of May, 2004, being one hundred eighty (180) consecutive equal monthly installments of \$828.12, including interest and principal, the first to be and become due and payable June 7th, 1989, and the remaining installments to be paid, one each, on even date of each succeeding calendar month thereafter until said principal and interest are fully paid, which monthly payments shall be first applied to the payment of interest on the balance of the unpaid principal at the rate aforesaid and any amount remaining after the payment of said interest shall be applied to and in reduction of said unpaid part of the principal.


Said indebtedness is evidenced by a Promissory Note of even date herewith made and delivered by Grantees to the Grantors; and secured by a Deed of Trust against said property executed and delivered by the Grantees to the Grantors on this date, to be recorded in the office of the Chancery Clerk of Tunica County, Mississippi.

The Grantees agree to pay said Deed of Trust according to its tenor and that of said Note, and to secure the payment of same, a vendor's lien is hereby retained by the Grantors upon the above described property. The proper record cancellation of said Deed of Trust shall be and operate as a record cancellation of this vendor's lien.

Possession of the premises is to be given by the Grantors to the Grantees, upon the delivery of this Deed. Property taxes for the year 1989 are to be prorated between the parties.

Each of the Grantors covenants and warrants with the Grantees that none of the above described property constitutes any part of his homestead, nor has he or anyone by or through him ever claimed same as such.

WITNESS our signatures this 6 day of May, 1989.

  
J. M. POWER, JR.

HUGUETTE G. BUFORD

LESTA B. RUSSUM

JANINE B. EARNEY

614...

Larry Stovall  
LARRY STOVALL  
Floyd T. Jones  
FLOYD T. JONES

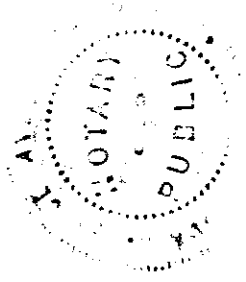
GRANTEES

STATE OF MISSISSIPPI  
COUNTY OF TUNICA

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 19<sup>th</sup> day of May, 1989, within my jurisdiction, the within named J.M. POWER, JR., who acknowledged that he executed the above and foregoing instrument.

Sienna H. Van Cleave  
Notary Public

My Commission Expires:  
Feb. 22, 1991



STATE OF  
COUNTY OF

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this \_\_\_\_ day of May, 1989, within my jurisdiction, the within named HUGUETTE G. BUFORD, who acknowledged that he executed the above and foregoing instrument.

\_\_\_\_\_  
Notary Public

My Commission Expires:  
\_\_\_\_\_

STATE OF  
COUNTY OF

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this \_\_\_\_ day of May, 1989, within my jurisdiction, the within named LESTA B. RUSSUM, who acknowledged that he executed the above and foregoing instrument.

Witness my signature this 19 day of May, 1989

Huguette G. Buford  
Huguette G. Buford

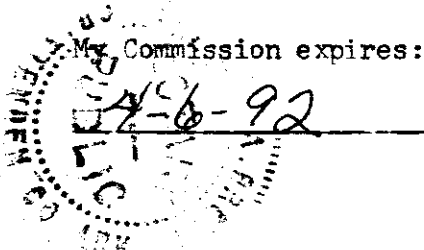
State of Arkansas

County of Crittenden

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 19 day of May, 1989, within my jurisdiction, the within named Huguette G. Buford, who acknowledged that she executed the above and foregoing WARRANTY DEED WITH LIEN.

Shirley A. Brown  
Notary Public

My Commission expires:



666  
WITNESS my signature this 12 day of May, 1989.

Anne B. Russum  
ANNE B. RUSSUM

STATE OF MISSISSIPPI  
COUNTY OF SIMPSON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 12th day of May, 1989, within my jurisdiction, the within named ANNE B. RUSSUM, who acknowledged that she executed the above and foregoing WARRANTY DEED WITH LIEN.

Nell Kennedy  
Notary Public

My Commission Expires:

3-31-92



WITNESS my signature this 9<sup>th</sup> day of May, 1989.

Janine B. Earney  
Janine B. Earney

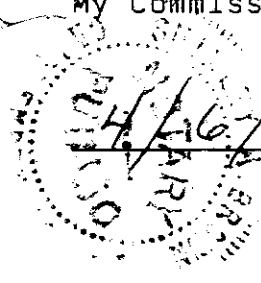
STATE OF ARKANSAS  
COUNTY OF CRITTENDEN

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 9 day of May, 1989, within my jurisdiction, the within named JANINE B. EARNEY, who acknowledged that she executed the above and foregoing WARRANTY DEED WITH LIEN.

Shirley A. Brown  
Notary Public

My Commission Expires:

4/16/92



WITNESS my signature this 15 day of May, 1989.

Alisa A. B. Reilly  
ALIS A B. REILLY

STATE OF PENNSYLVANIA  
COUNTY OF Chester

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 15 day of MAY, 1989, within my jurisdiction, the within named ALIS: A B. REILLY, who acknowleged that she executed the above and foregoing WARRANTY DEED WITH LIEN.

My Commission Expires:  
10-9-89

Don A. S. Anderson  
Notary Public  
Notary Seal  
Don A. S. Anderson, Notary Public  
East Windsor Twp., Chester County  
My Commission Expires Oct. 9, 1990  
Member, Pennsylvania Association of Notaries

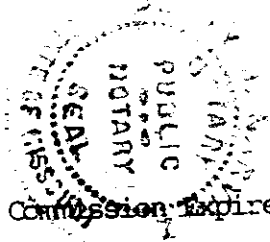
WITNESS my signature this 6th day of May, 1989.

Mary B. Bruchman  
MARY B. BRUCHMAN

STATE OF MISSOURI

COUNTY OF ST. LOUIS

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 6th day of May, 1989, within my jurisdiction, the within named MARY B. BRUCHMAN, who acknowledged that she executed the above and foregoing WARRANTY DEED WITH LIEN.



My Commission Expires:  
Aug. 14, 1990

Betty Harris  
Notary Public



620

\_\_\_\_\_  
Notary Public

My Commission Expires:

\_\_\_\_\_

STATE OF  
COUNTY OF

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this \_\_\_\_\_ day of May, 1989, within my jurisdiction, the within named JANINE B. EARNEY, who acknowledged that she executed the above and foregoing instrument.

\_\_\_\_\_  
Notary Public

My Commission Expires:

\_\_\_\_\_

STATE OF *Mississippi*  
COUNTY OF *DeLoto*

PERSONALLY appeared before me, the undersigned authority in and for the county and state, on this 31<sup>st</sup> day of May, 1989, within my jurisdiction, the named LARRY STOVALL, who acknowledged that he executed the above and foregoing instrument.

*Peggy A. Fisher*  
\_\_\_\_\_  
Notary Public

My Commission Expires:  
MY COMMISSION EXPIRES MARCH 13, 1994

\_\_\_\_\_

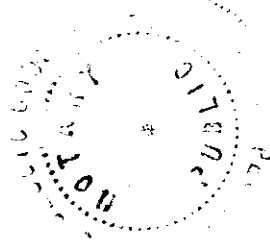
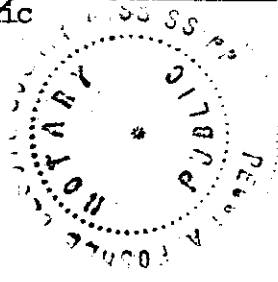
STATE OF *Mississippi*  
COUNTY OF *DeLoto*

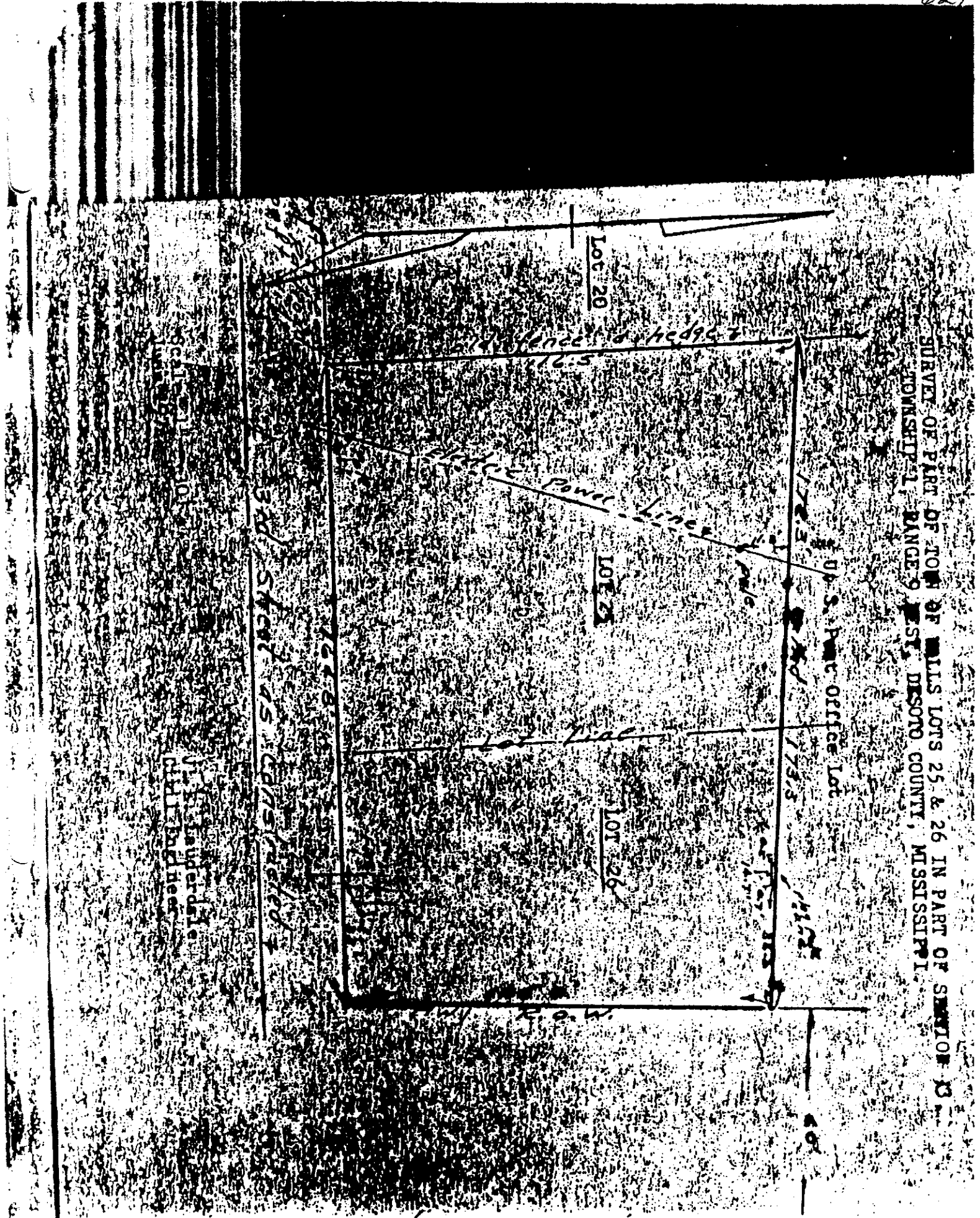
PERSONALLY appeared before me, the undersigned authority in and fore the said county and state, on this 31<sup>st</sup> day of May, 1989, within my jurisdiction, the within named FLOYD T. JONES, who acknowledged that he executed the above and foregoing instrument.

*Peggy A. Fisher*  
\_\_\_\_\_  
Notary Public

My Commission Expires:  
MY COMMISSION EXPIRES MARCH 13, 1994

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record.

Possessions of the premises is to be given by the Grantor to the Grantees, upon the delivery of this Deed. Property taxes for the year 1989 are to be assumed by the Grantees.

WITNESS MY SIGNATURE, this the 20<sup>th</sup> day of January, 1989.

Albert M. Buford  
ALBERT M. BUFORD

622 .-

GRANTORS:

Hugette G. Buford  
1395 Finley  
Memphis, TN 38116  
901-774-5216

Lesta B. Russum  
c/o Magee Veterinarian Clinic  
Magee, MS 39111

Janine B. Earney  
1003 George Town Cove  
West Memphis, AR 72301

Alisa B. Reilly  
P. O. Box 334  
Elverson, PA 19520

Mary B. bruchman  
4236 River Oaks Drive  
Florissant, MO 63034

GRANTEES:

Larry Stovall  
6621 Highway 61  
P. O. Box 54  
Walls, MS 38680  
601-781-3171

Floyd T. Jones  
6621 Highway 61  
P. O. Box 54  
Walls, MS 38680  
601-781-3171

Filed @ 9:30 A.M. June 19, 1989  
Recorded in Book 215 page 612  
W. E. Davis, Chancery Clerk